

From: Richard Langowski
To: Placer County Environmental Coordination Services;
Subject: Rancho Del Oro Estates
Date: Sunday, May 23, 2010 12:29:54 AM

I gave an oral presentation on Jan 14, 2010 concerning school bus stops. Your final EIR addressed my written presentation that was given on Jan 14, 2010. Your comments did not answer my questions of School Bus Stops Shelters. Your answer was that there will be a school bus turnout (pickup point) at the two exits coming out of the Estate. Because there is one bus shelter existing that will be near your west exit, I asked if this will be saved to protect the children. I also asked if the estate would supply new shelters at the exits to protect the children from the elements. I did not receive an answer on the last two questions.

I am expressing my concerns on the proposed density. It is too high (89 houses) of a density for this area. I propose a density of 42 houses for this estate. They already received an increase in density that was originally zoned for agricultural. I will not repeat all of the reasons for keeping the previous density because various people covered my concerns with their comments.

Thank You

Richard Langowski
8044 Wyndham Hill
Granite Bay CA 95746

4120 Douglas Blvd., #306
Granite Bay, CA 95746
Phone 916-791-5558
Fax 916-791-5312

Granite Bay Postal

Fax

To: Michael Johnson From: Jane Negri
Fax: 530-~~3003~~-745-3003 Pages: 4 Including cover
Phone: 530-745-3000 Date: June 1, 2010
Re: Final EIR Rancho Del Oro CC:
☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

• Comments:

County of Placer

May 31, 2010

Community Development Resource Agency

Michael J. Johnson, ACIP, agency director

Rancho Del Oro Estates proposed Final Environmental Impact Report

Once again I did have a difficult time reviewing the document on line and as it came over another holiday period and I was out of town with no internet available and could not view the copies in the local libraries. I would ask that in the future the residents be given more than 7 week days to view an extensive document (343 pages) that will affect their future lives.

The Project Description 3 proposes a rezone of the property. It is stated that the base zoning allows up to 42 homes and 63 if developed as a PUD. Then it states that the rezone would allow the 89 lots the developer seeks and that this is consistent with the GBCP designation. I don't understand this reasoning since the GBCP supports the base zoning that only allows 42 homes. The rezone also takes away the agricultural designation which the GBCP wants strongly to retain. This designation is being dismissed in the rezone as if it isn't even going to change the nature of our community. The agricultural designation is important to our Granite Bay neighborhoods. We want the right to keep horses and other animals on this property. This is achievable with the base zoning alternative Figure 15-1 The fact that the developer is required to notify future home owners of the County Right to Farm Ordinance on the surrounding land and it is stated thus," Farm owners have a "right to farm" their lands despite potential nuisance to neighboring residences, including noise, odors, and use of toxic & hazardous materials", shows that this land should retain its agricultural designation in order to fit into the community.

Open space G with the proposed sewer lift station is a major concern. It is located very close to a 100 year floodplain. There are emergency measures mentioned in the report but I question the need to put it in such an environmentally sensitive area. Surely with the elimination of one building lot, a better location could be found for the lift station and thus protect the 100 year floodplain from possible contamination.

Another environmentally sensitive area is Swale A. In response #12-13 to my previous letter it was noted on p3-81 that, "the proposed project would result in potentially significant impacts to the 1.67 acres of jurisdictional wetlands(including the 0.18 acres of Perennial Marsh within the Open Space Lots surrounding Swale A)." Then it is stated that these effects can be mitigated. However in the next response to comment 12-14 it is stated," Concerning impacts to waters of the US., as indicated in the conceptual plan for the Base Zoning Alternative, Figure 15-1 of the Draft EIR, a road would likely not be included in the southwest corner, thereby not

requiring a bridge over Swale A. This would eliminate the potential impact resulting from the proposed project to 0.18 acres of perennial marsh." Why are we being pushed for this increased density at the expense of this irreclaimable resource? This marsh can be completely protected. The proposed base zoning allows for a development that fits in with the goals of our GBCP and does not require a road over this sensitive area. See Figure 15-1

I did appreciate the inventory of trees on the property. I would like to see the accompanying map that shows the location of the trees. Since they are all labeled there must be a map that designates each tree's location. It is important to see which trees are slated for removal and what areas will be left treeless. The mitigation of 24 inch box trees, 15 & 5 gallon trees and 50% replacement with shrubs is not a satisfactory mitigation measure for the community that will lose the beauty of these mature oak trees. Nor is it sufficient to say that these small replacement trees will provide habitat for the birds and animals that now nest in the stately oaks and pines on the property.

The pictures included in the Final EIR were taken by me to show the uniqueness of this site. There are many large trees that line the property boundary on the south side. The pictures were taken in Jan. so there are no leaves on the trees but they are very much alive and will be eliminated unless the developer incorporates them into the winding pathway in front of the sound wall. The natural rise and fall of the terrain is evident in the pictures. This is not a flat piece of property and the natural hillocks and swales should be retained. They also show Swale A that will soon have a road across it and the perennial marsh will be changed forever. Beside the mallard ducks shown this area is also home to egret, blue heron and numerous other birds and invertebrates. The pictures also show the surrounding neighborhood and how many mature oaks were retained on each lot. Oak trees are a valuable asset to home sights and should be preserved. I realize that all of these issues were mitigated away in the EIR. As I have said before the mitigation measures for this proposed project may meet the legal requirement for the development but they do not meet the moral obligation to safeguard the last large piece of natural habitat in the Granite Bay area.

I have attended all the meetings and read all the letters and comments. I have never heard one person who is in favor of allowing the increased density on this property. I don't understand why the developer is seeking something that is so adverse to our rural community. I do know that money must be the motive pushing this development ahead. It is certainly not a concern for the environment or for the people who already live in the area. In this day when we are so protective of our environment I'm overwhelmed that this development which is the antithesis of "Going Green", might be approved in Placer County. It certainly isn't "Placer Grown". I would ask that you deny the request for a rezone on this property.

Respectfully, Jane Negri

Jane Negri
4502 Olive Ranch Rd.
Granite Bay, Ca. 95746

An additional comment pertaining to Response to Comment 2-6 on p 3-12

"It should also be noted that two other "walled" residential projects occur on Olive Ranch Rd., Douglas Ranch and Winterhawk, the latter of which is gated." This comment does not mention that the wall for Winterhawk is located behind individual residences and is not visible from the road. The gate is also set back between 2 existing homes so it blends in with the neighborhood. The wall for Douglas Ranch is behind mature olive trees that the developer saved to maintain the natural setting of Olive Ranch Rd. We have asked the developer to save the mature oak trees that will be outside of the sound wall to preserve the rural look of our neighborhood. Please do not cut them down and plant "box trees" just because this is easier.

Jane Nequin

Kathi Heckert

From: EJ Ivaldi
Sent: Thursday, June 03, 2010 11:59 AM
To: Kathi Heckert
Subject: FW: Rancho Del Oro

fyi

-----Original Message-----

From: Diane C. [mailto:Dianec@jps.net]
Sent: Sunday, May 30, 2010 10:56 AM
To: EJ Ivaldi
Subject: Rancho Del Oro

This Greek believes he knows better than the members of a stupid Planning Commission and his money can buy him everything. Don't prove him right.

Please do not modify the current zoning for this project.

I live on Cavitt-Stallman; zoned 4.5 ac and don't want to see high density homes pushed, rammed, shoved, forced upon the Planning Commission by a person who thinks he is above the law.

Thank you a concerned voting citizen,

Kathi Heckert

From: Evelyn Canis on behalf of Placer County Planning
Sent: Monday, June 07, 2010 11:15 AM
To: Kathi Heckert; EJ Ivaldi
Subject: FW: rancho del oro (psub 20070032)

From: Jane Davis [mailto:bcwywf@surewest.net]
Sent: Sunday, June 06, 2010 8:46 PM
To: Placer County Planning
Subject: rancho del oro (psub 20070032)

To: Placer County Planning Commission

I am writing in response to a scheduled hearing on June 10, 2010

Subject: Rezone/Vesting Tentative Subdivision Map/Variance Rancho Del Oro (PSUB 20070032)
Final Environmental Impact Report (PEIR 20070164)
Supervisory District 4 (UHLER)

I am a property owner in Grosvenor Downs, I own two pieces of property adjacent to this planned subdivision. I would like to strongly request that the location for the (2) entry gates off Olive Ranch Road are not located off or near Ramsgate Drive.

Thank you in advance for your attention,
Property homeowner
Mary Jane Davis

HENRY C. WALTHER

6845 Rancho Los Pavos Ln.
Granite Bay, CA. 95746
(916) 791-5455
4walther@surwest.net

FAX

To: EJ Ivaldi, Placer County Planning Dept.

**From: Henry C. Walther & Lia Walther; 6845 Rancho Los Pavos Ln.
Granite Bay, 95746**

Date: 06/14/10

RE: Rancho Del Oro Project & NO on Rezone

Dear Sir,

I have lived off of Cavitt Stallman Rd for 12 years, and my wife has been in this community since childhood. We are greatly OPPOSED to rezoning for this RANCHO DEL ORO project for several reasons:

- The original base zoning under the Granite Bay Community Plan allowed 40 lots; the rezone calls for 89 residential lots, more than doubling (123% increase) the original plan;
- Nothing has changed in the community or in the Granite Bay Community Plan since the original 4.6 to 20 acre zoning was created;
- Supporting roads and infrastructure have not changed to support the requested 123% increase in lots;
- Community history, sentiment, mood, and lifestyle are not favorable to or consistent with these changes.

Hence, we ask the County Superintendents and Planning Department to oppose this plan.

Sincerely,

Henry C. Walther, M.D.

Lia M. Walther N.P.

6845 Rancho Los Pavos Ln
Granite Bay, CA. 95746

Daytime page 916-523-4705; 768-7326

530-745-3003

To: **EJ Ivaldi, Placer County Planning Dept.**

From: Henry C. Walther & Lia Walther; 6845 Rancho Los Pavos Ln.
Granite Bay, 95746

Date: 06/14/10

RE: Rancho Del Oro Project & NO on Rezone

Dear Sir,

I have lived off of Cavitt Stallman Rd for 12 years, and my wife has been in this community since childhood. We were unable to attend the public meeting on June 10th, but we are greatly OPPOSED to rezoning for this RANCHO DEL ORO project for several reasons:

- The original base zoning under the Granite Bay Community Plan allowed 40 lots; the rezone calls for 89 residential lots, more than doubling (123% increase) the original plan;
- Nothing has changed in the community or in the Granite Bay Community Plan since the original 4.6 to 20 acre zoning was created;
- Supporting roads and infrastructure have not changed to support the requested 123% increase in lots;
- Community history, sentiment, mood, and lifestyle are not favorable to or consistent with these changes.

Hence, we ask the County Superintendents and Planning Department to oppose this plan.

Sincerely,

Henry Walther
Lia Walther
6845 Rancho Los Pavos Ln
Granite Bay, CA. 95746
Daytime page 916-523-4705

Kathi Heckert

From: EJ Ivaldi
Sent: Monday, June 14, 2010 7:56 AM
To: Kathi Heckert
Subject: FW: NO on Rancho del Oro Re-zone

Correspondence on Rancho Del Oro. Please include with others. Thank you.

From: Henry Walther [mailto:4walthers@surewest.net]
Sent: Sunday, June 13, 2010 4:42 PM
To: EJ Ivaldi
Subject: NO on Rancho del Oro Re-zone

HENRY C. WALTHER
LIA WALTHER

6845 Rancho Los Pavos Ln.
Granite Bay, CA. 95746
(916) 791-5455
4walthers@surewest.net

JOE R. ABRAMSON, ESQ.
A. SCOTT BROWN, ESQ.

ABRAMSON & BROWN
21700 OXNARD STREET
SUITE 430
WOODLAND HILLS, CA. 91367-3665
E-MAIL jralaw1@pacbell.net

TELEPHONE (818) 227-6690
FACSIMILE (818) 227-6699

July 12, 2010

RECEIVED

JUL 13 2010

CDRA

BY FEDERAL EXPRESS

Michael J. Johnson AICP
County of Placer
Community Development Resource Agency
3091 County Center Drive
Auburn, CA 95603

Re: Rezone/Vesting Tentative Subdivision Map/Variance
Rancho Del Oro (PSUB 20070032)
Final Environmental Impact Report (PEIR20070164)
Supervisory Dist 4 (Uhler)
Public Hearing Scheduled for July 22, 2010 @ 10:40 A.M.

Dear Mr. Johnson:

I represent Julie Brawn, the homeowner at 5300 Ashby Lane, Granite Bay, CA 95746.

Ms. Brawn has previously advised the relevant parties that she objects to the installation of the entry gates at 2 locations that intersect Olive Ranch Road. Ms. Brawn holds an easement across the road and the installation of the gates would interfere with her easement.

The basis for Ms. Brawn's claim is set forth in correspondence dated May 12, 2010, and June 3, 2010, copies of which are enclosed herewith.

For the reasons stated in the attached correspondence, Ms. Brawn objects to proposed Variance.

114


LAW OFFICES OF
JOE R. ABRAMSON

Michael J. Johnson, AICP
Placer County Community Development Resource Agency
July 12, 2010
Page 2

Should you have any questions concerning the foregoing, please do not hesitate to contact the undersigned.

Very Truly Yours,

ABRAMSON & BROWN

A handwritten signature in black ink, appearing to read "Joe R. Abramson", with a long horizontal flourish extending to the right.

By: Joe R. Abramson

CC: Julie Brawn/Steve Whitesides (W/o Encls.)
Encls. Letters of May 12, 2010 and June 3, 2010

JOE R. ABRAMSON, ESQ.
A. SCOTT BROWN, ESQ.

ABRAMSON & BROWN
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SUITE 430
WOODLAND HILLS, CA. 91367-3665
E-MAIL jralaw1@pacbell.net

TELEPHONE (818) 227-6690
FACSIMILE (818) 227-6699

June 3, 2010

BY ELECTRONIC MAIL AND/OR FAX

All Placer County Supervisors: bos@placer.ca.gov
Fax: (530) 889-4009

F.C. "Rocky" Rockholm
Placer County Board of Supervisors, District 1
c/o Linda Brown, Field Representative (lbrown@placer.ca.gov)

Robert Weygandt
Placer County Board of Supervisors, District 2

Jim Holmes
Placer County Board of Supervisors, District 3
c/o Ruth Alves, District 3 Aide (raives@placer.ca.gov)

Kirk Uhler
Placer County Board of Supervisors, District 4
c/o Brian Jagger, District Director (bjagger@placer.ca.gov)

Jennifer Montgomery
Placer County Board of Supervisors, District 5
JenniferMontgomery@Placer.ca.gov

Re: Rancho Del Oro Estates Project ("the Project");
(119.4 Acres North of Olive Ranch Road, .25 miles East of Cavitt-
Stallman Road, Granite Bay, Placer County);
Hearing formerly set for June 10, 2010 (to be rescheduled)

Dear Members of the Board of Supervisors:

I represent Julie Brawn, the owner of the property located at 5300 Ashby Lane, Granite Bay, CA. 95746. I have just reviewed a copy of the "Revisions to the Draft EIR Text" ("the EIR Revisions") for Rancho Del Oro Estates dated "May 2010". The EIR Revisions reflect an intent to interfere with certain easement rights held by Ms. Brawn and, for this reason, I am writing to object to the EIR Revisions.

F. C. "Rocky" Rockholm
Robert Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery
June 3, 2010
Page 2

I note that in Sections 3 (Draft EIR page 3-6) and 8 (Draft EIR page 8-35) of the EIR Revisions, there are proposed modifications which reference the proposed construction of gates along South Shadow Oaks Lane. Specifically, there is a reference in Section 8 to the installation of "two emergency access gates along South Shadow Oaks Lane, which would be activated by the strobe lights of emergency vehicles and equipment, but would not be accessible for day-to-day traffic". Although I have seen the recorded easements relating to the easement rights referred to in the EIR Revisions, there is nothing about the installation of emergency access gates in the easements.

Ms. Brawn holds a recorded easement for ingress and egress across South Shadow Oaks Lane and the proposed installation of the emergency gates would interfere with Ms. Brawn's ability to access the easement road.

On May 12, 2010, I sent correspondence to the South Placer Fire District, the Placer County Sheriff, and County Counsel, notifying the relevant parties of Ms. Brawn's rights and requesting confirmation that there would be no interference with Ms. Brawn's easement. A copy of my May 12, 2010 correspondence is attached. My correspondence has been ignored. On June 1, 2010, I sent correspondence to the Supervising Planner, Mr. Ivaldi, advising him of my client's interest. I have not yet received a response to my June 1, 2010 correspondence to Mr. Ivaldi.

By this correspondence, I am now placing the Board of Supervisors on notice of Ms. Brawn's rights and am again requesting that the Board of Supervisors not approve the EIR to the extent it constitutes a de facto approval of the interference with Ms. Brawn's easement rights.

Please confirm that Ms. Brawn's rights will be protected and preserved and that the issues addressed in my May 12, 2010 correspondence will be part of the matters on calendar when the June 10, 2010 hearing is rescheduled.

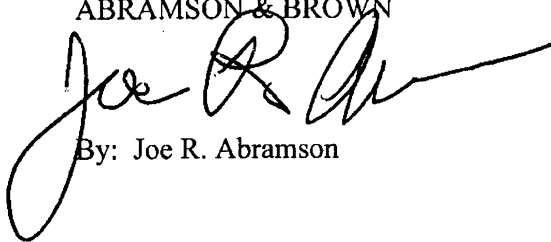
LAW OFFICES OF
JOE R. ABRAMSON

F. C. "Rocky" Rockholm
Robert Weygandt
Jim Holmes
Kirk Uhler
Jennifer Montgomery
June 3, 2010
Page 3

Should you have any questions concerning the foregoing, please do not hesitate to contact the undersigned.

Very Truly Yours,

ABRAMSON & BROWN

A handwritten signature in black ink, appearing to read "Joe R. Abramson", with a long horizontal flourish extending to the right.

By: Joe R. Abramson

CC: Julie Brawn

JOE R. ABRAMSON, ESQ.
A. SCOTT BROWN, ESQ.

ABRAMSON & BROWN
21700 OXNARD STREET
SUITE 430
WOODLAND HILLS, CA. 91367-3665
E-MAIL jralaw1@pacbell.net

TELEPHONE (818) 227-6690
FACSIMILE (818) 227-6699

May 12, 2010

VIA FACSIMILE AND BY MAIL
FAX NO: (916) 791-2199

Tony Corado, Fire Chief
Bob Richardson, Fire Marshall
South Placer Fire District
6900 Eureka Road
Granite Bay, CA. 95746.

Re: Interference with Shadow Oaks Road Easement

Dear Mr. Corado and Mr. Richardson:

Please be advised that I represent Julie Brawn, the homeowner at 5300 Ashby Lane, Granite Bay, CA. 95746 ("5300 Ashby").

Ms. Brawn has been advised that the South Placer Fire District, acting in concert with Ms. Brawn's neighbor, Scott Miller, whose address is 7800 Shadow Oaks Lane, Granite Bay, CA 95746 ("the Miller Residence"), intends to block an express easement for ingress and egress that runs across Shadow Oaks Lane granted in favor of Ms. Brawn's predecessor in interest for 5300 Ashby. Part of the easement crosses Shadow Oaks Lane in front of the Miller Residence. My client's understanding is that the proposed limitation, either through some form of blockade, fencing, or limited electronic access device, will be installed in front of the Miller Residence.

Ms. Brawn's express easement runs north and south along a 31 foot right of way on Shadow Oaks Lane, from Ashby Lane south to Olive Ranch Road ("the Easement").

The Easement was granted pursuant to a recorded document and is evidenced by recorded Maps, Surveys, and other documentation. The express Easement was granted pursuant to an "Easement Deed" recorded February 24, 1967 in Volume 1144, Page 608 of Placer County Records, a copy of which is attached hereto as Exhibit "1" ("the Grand Oaks Easement"). In the Grand Oaks Easement, Billy and Barbara Dyer granted Grand Oaks Development Co. ("Grand Oaks") and Ted Whitaker ("Whitaker"), and their "heirs or assignees" a 31 foot easement across Shadow Oaks Lane.

LAW OFFICES OF
JOE R. ABRAMSON

Tony Corado, Fire Chief
Bob Richardson, Fire Marshall
South Placer Fire District
May 12, 2010
Page 2

As part of the identification of the Grand Oaks Easement, the Easement refers to a Deed granting title to a larger tract of land to Barbara and Billie Dyer ("the Dyer Deed"). A copy of the Dyer Deed is attached hereto as Exhibit "2".

Certain recorded Maps also make reference to the Easement. In this regard, please see the attached Parcel Map recorded as Book 4 of Parcel Maps, Page 109 (Exhibit "3" hereto), and the attached Parcel Map recorded as Book 6 of Parcel Maps, Page 148 (Exhibit "4" hereto). The Grand Oaks Easement is highlighted in yellow on Exhibits "3" and "4".

Ms. Brawn is clearly the successor in interest to the property benefitted by the Grand Oaks Easement. The land owned by Grand Oaks and Whitaker is depicted in the attached map, marked Exhibit "5". Ms. Brawn's residence is within the outlined area; her property is highlighted in yellow.

A Chain of Title flow chart reflecting the transfer of title to the grantees of the Grand Oaks Easement, Grand Oaks and Whitaker, and then, through several successors in interest, to the current owner, Ms. Brawn, is attached hereto as Exhibit "6". The Grand Oaks Easement was recorded on February 24, 1967. The Exhibit "6" Chain of Title clearly shows that from December 28, 1962 through July 13, 1970, the property subject to the Grand Oaks Easement was owned by Grand Oaks and/or Whitaker.

The law relating to the enforcement of an express easement by a successor in interest is well established. Easements are either "appurtenant" (i.e., they attach to a specific parcel of land) or gross (i.e., a personal right to use the land of another). Easements are presumed to be appurtenant. *City of Anaheim vs. Metropolitan Water District of So. California* (1978) 82 Cal.App.3d 763, 768; *Continental Baking Co. vs. Katz* (1968) 68 Cal.2d 512, 523; *California Civil Code* §662.

At the time of the grant of the Grand Oaks Easement, Grand Oaks and Whitaker were owners of land adjacent to the property described in the Dyer Deed and required the use of Shadow Oaks Lane for access for, among other things, an anticipated residential subdivision. Based upon the established legal presumption that the Easement was and is appurtenant, and, buttressed by the fact that Grand Oaks and Whitaker owned land adjacent to the servient estate (i.e., the Dyer property) on the date that the express Easement was granted, it necessarily follows that the Grand Oaks Easement provided

LAW OFFICES OF
JOE R. ABRAMSON

Tony Corado, Fire Chief
Bob Richardson, Fire Marshall
South Placer Fire District
May 12, 2010
Page 3

ingress and egress across Shadow Oaks Lane to the land owned by Grand Oaks, Whitaker, their successors and assigns.

As a successor in interest to the original grantees, Ms. Brawn has all of the beneficial rights with respect to the Easements held by her predecessors in interest, even though the easement rights were not expressly specified in the deed granting title to Ms. Brawn. *Moylan vs. Dykes* (1986) 181 Cal.App.3d 561, 568

In summation, an express easement appurtenant was granted to Ms. Brawn's predecessors in interest and Ms. Brawn, as the successor in interest to the original grantees, is vested with the right to utilize Shadow Oaks Lane for ingress and egress.

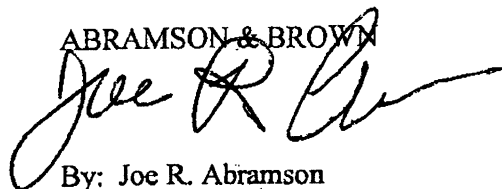
In light of the foregoing, any effort to restrict, impair, or otherwise bar Ms. Brawn's right of access would be in violation of Ms. Brawn's legal rights under the Grand Oaks Easement. We therefore request confirmation from the South Placer Fire Department that it will not interfere with Ms. Brawn's right of access under the terms of the express Grand Oaks Easement.

Please confirm the South Placer Fire Department's intentions in the next seven (7) days.

Should you have any questions concerning the foregoing, please do not hesitate to contact the undersigned.

Very Truly Yours,

ABRAMSON & BROWN



By: Joe R. Abramson

CC: Julie Brawn
Anthony J. La Bouff, Esq., Placer County Counsel (By Fax and by mail), 175 Fulweiler Ave., Auburn, CA 95603 (Fax: (916) 789-1051) (Mailed copy includes Encls.)

LAW OFFICES OF
JOE R. ABRAMSON

Tony Corado, Fire Chief
Bob Richardson, Fire Marshall
South Placer Fire District
May 12, 2010
Page 4

Edward Bonner
Placer County Sheriff
P.O. Box 6990
Auburn, CA 95604
(By Facsimile ((530) 889-7899) and by US First Class Mail)

Encls. Exhibits "1" through "6" identified above

2785

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

R. E. Caldwell
7502 Shadow Oaks Lane
Roseville, California

OFFICIAL FIDELITY
PLACER CO. 111-CALIF.
RECORD REQUESTED BY
FIDELITY TITLE CO

FEB 24 12 50 PM 1967

CLAYTON J. GOODPASTER
COUNTY RECORDER

2785

\$2.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RECORD NO. 62-21

BASEMENT

Grant Deed

L.R. 1

For valuable consideration, receipt of which is hereby acknowledged.

BILLY R. DYER AND BARBARA E. DYER, his wife

do hereby grant to GRAND OAKS DEVELOPMENT CO., and TED WHITAKER

heirs or assigns

the real property in the _____ County of Placer
State of California, described as:

A non-exclusive easement for road and utility purposes
51 feet in width lying along the easterly line of the
pa real described in the Deed to Billy R. Dyer and
Barbara E. Dyer, his wife as recorded 28, 1967 in
Book 746, Official Records, page 165, Placer County
Records.

1144 PAGE 608

STATE OF CALIFORNIA
COUNTY OF
Placer

ss.

On this 21st day of February
1967 before me, Caroline Martinez
Notary Public in and for said County and State, per-
sonally appeared Robert E. Caldwell
known to me to be the person whose name is sub-
scribed to the within instrument, as a witness thereto,
who being by me duly sworn, depose and say that
he resides in Placer County.

and that he was present and saw
Billy R. Dyer & Barbara E. Dyer

personally known to him to be the same person whose
names are subscribed to the within and
acknowledged instrument, execute and deliver the same,
and he acknowledged to said officer that he
executed the same and that said officer subscribed
his name thereto as a witness.
My commission expires 8/1/67

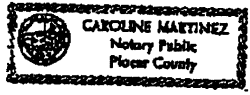
My Commission Expires

FORM 42-11C

Dated February 19 67

Billy R. Dyer
Barbara E. Dyer

Robert E. Caldwell
Notary Public



FIDELITY TITLE COMPANY

2785

For value received **ETTA WILLIAMS**

GRANT to **BILLY R. DYER and BARBARA E. DYER, his wife,**

as **JOINT TENANTS** all that real property situate in the

County of **Fresno**, State of California, described as follows:

The west one-half of the following real property:

Beginning at a point on the south boundary line of Section 33, Township 11 North, Range 7 East, DBM., from which point the southwest corner of said Section 33 bears South 88° 41' West a distance of 665 feet; thence from said point of beginning North 2° 32' West, 1322.7 feet to a point on the north line of the southwest quarter of the southwest quarter of Section 33; thence East along the North line of the Southwest quarter of the Southwest quarter of Section 33 to the Northeast corner of the Southwest quarter of the Southwest quarter of said Section 33; thence South along the East line of the southwest quarter of the Southwest quarter of said Section 33 to the southeast corner of said Southwest quarter of the Southwest quarter of said Section 33; said point being on the south line of said Section 33; thence West along the South line of said Section 33 to the point of beginning.

SAVING AND EXCEPTING THEREFROM all oil, gas and other hydrocarbons and minerals with incidental rights as described in deed from Bank of America National Trust and Savings Association, a national banking association, to Bertha Richards, a widow, dated June 6, 1941 recorded June 11, 1941 in Book 421 of Official Records at page 355.

Dated October 14, 19 57

ETTA WILLIAMS

STATE OF CALIFORNIA

County of **Fresno**

On Oct. 17, 19 57
before me, **JOHN B. HAYWARD**, a Notary Public,
in and for said County and State, personally appeared
ETTA WILLIAMS

known to me to be the person whose name is subscribed to
the within instrument, and acknowledged to me that he was
the said person.

John B. Hayward
Notary Public

Return to **BILLY R. DYER**
1505 Mission St., Fresno, Calif.

For Recorder's Use Only

RECEIVED
VOL 745 PAGE 165
FRESNO COUNTY, CALIFORNIA
RECORDED BY

OCT 28 3 45 PM '57
10990

By *John B. Hayward*
Notary Public
FRESNO

10990

PARCEL MAP

NO 70076

PORTION OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 33
T.11 N. R.7 E., M.D.B.&M.
VOL. 748 PG. 185 OR

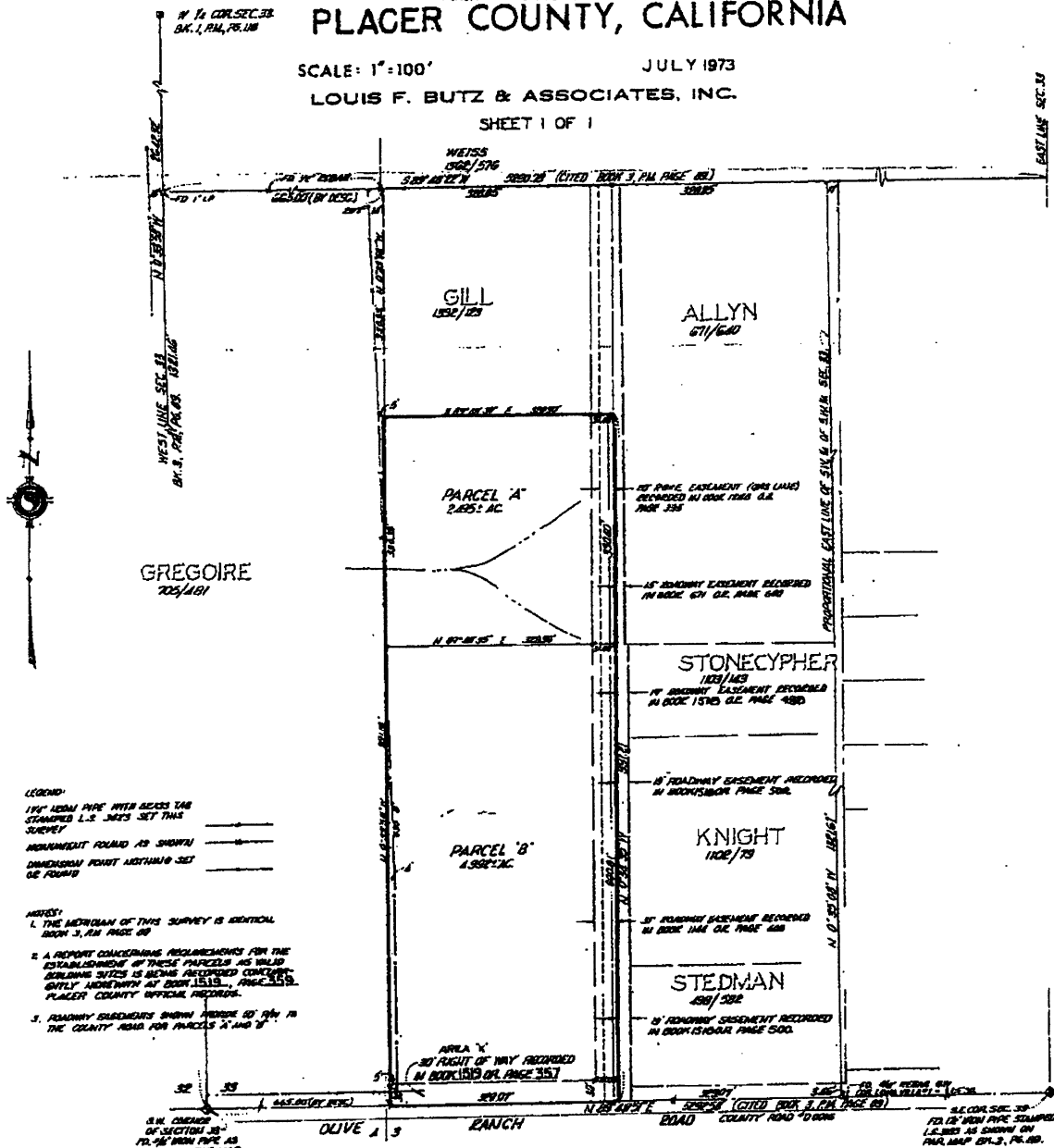
PLACER COUNTY, CALIFORNIA

SCALE: 1"=100'

JULY 1973

LOUIS F. BUTZ & ASSOCIATES, INC.

SHEET 1 OF 1



- LEGEND:**
- 1/4" IRON PIPE WITH BEARS TAP STAMPED L.S. SET THIS SURVEY
 - MONUMENT ROUND AS SHOWN
 - DIMENSION POINT NOTHING SET OR FOUND
- NOTES:**
1. THE MERIDIAN OF THIS SURVEY IS SOUTHERN BOOK 3, P. 185 PAGE 88
 2. A REPORT CONCERNING REQUIREMENTS FOR THE ESTABLISHMENT OF THESE PARCELS AS VALID BOUNDARY LINES IS BEING PREPARED CURRENTLY AND WILL BE SUBMITTED TO THE PLACER COUNTY OFFICIAL RECORDS.
 3. ROADWAY EASEMENTS SHOWN HEREIN DO NOT IN THE COUNTY ROAD FOR PARCELS 'A' AND 'B'

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AT THE REQUEST OF LOUIS F. BUTZ & ASSOCIATES, INC. ON 1973. I HEREBY CERTIFY THAT IT CONFORMS TO THE APPROVED TENTATIVE MAP AND THE CONDITIONS OF APPROVAL THEREOF, THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

LICENSED LAND SURVEYOR NO. 3423



COUNTY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED THIS 13 DAY OF SEPTEMBER, 1973, FOR CONFORMANCE WITH THE REQUIREMENTS OF SECTION 11575 OF THE SUBDIVISION MAP ACT.

L. F. Butz
COUNTY SURVEYOR

RECORDER'S CERTIFICATE

FILED THIS 14 DAY OF SEPT., 1973, AT 11:50AM, IN BOOK A... OF PAGE 109 AT THE REQUEST OF LOUIS F. BUTZ & ASSOCIATES, INC.

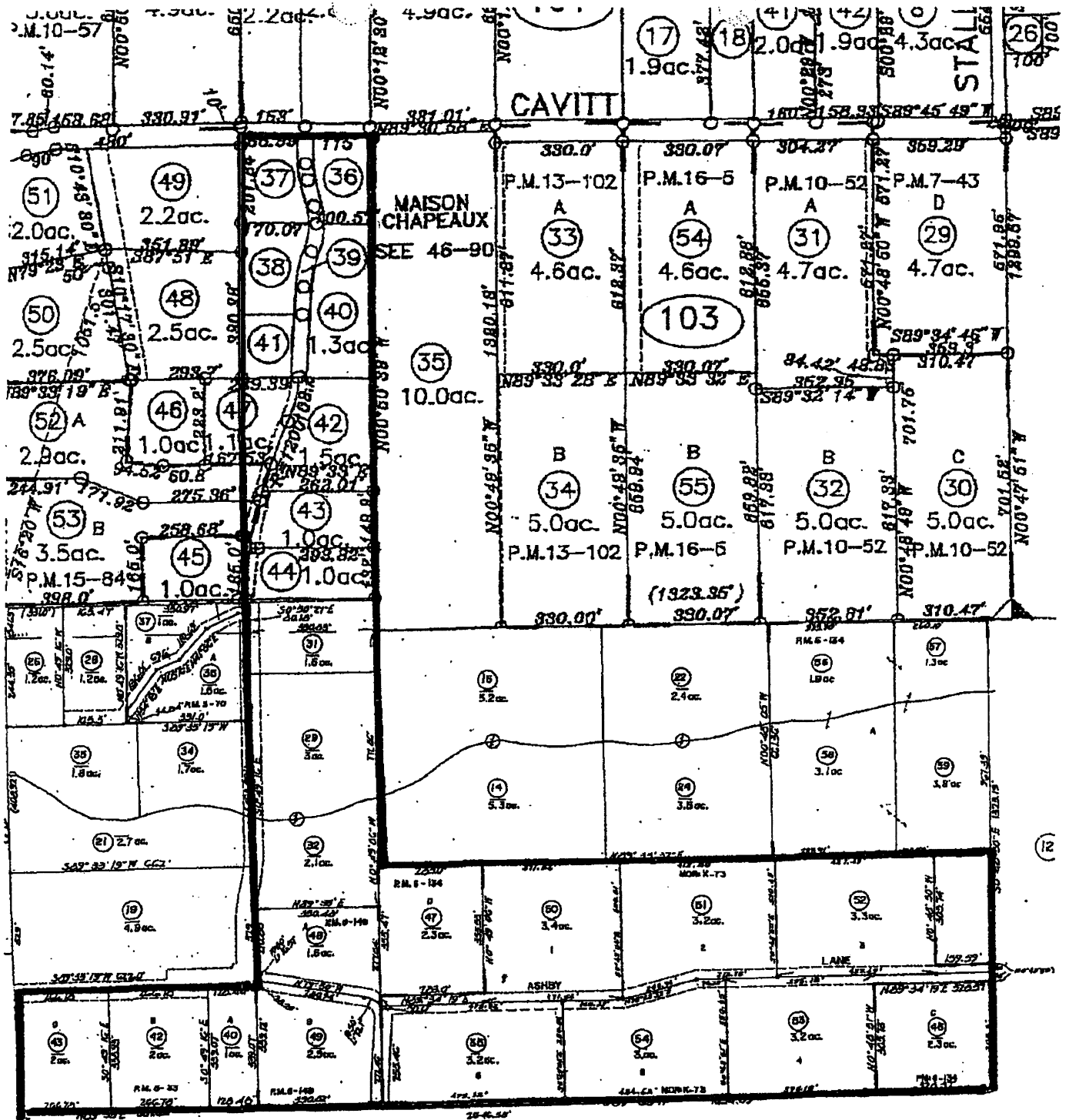
William J. Decker
COUNTY RECORDER

BY DEPUTY

FILE NO. 25004
FEE: \$5.00

BOOK 4 OF PARCEL MAPS, PAGE 109

EXHIB



Assessor's Map Bk. 46-Pg. 11
County of Placer, Calif.

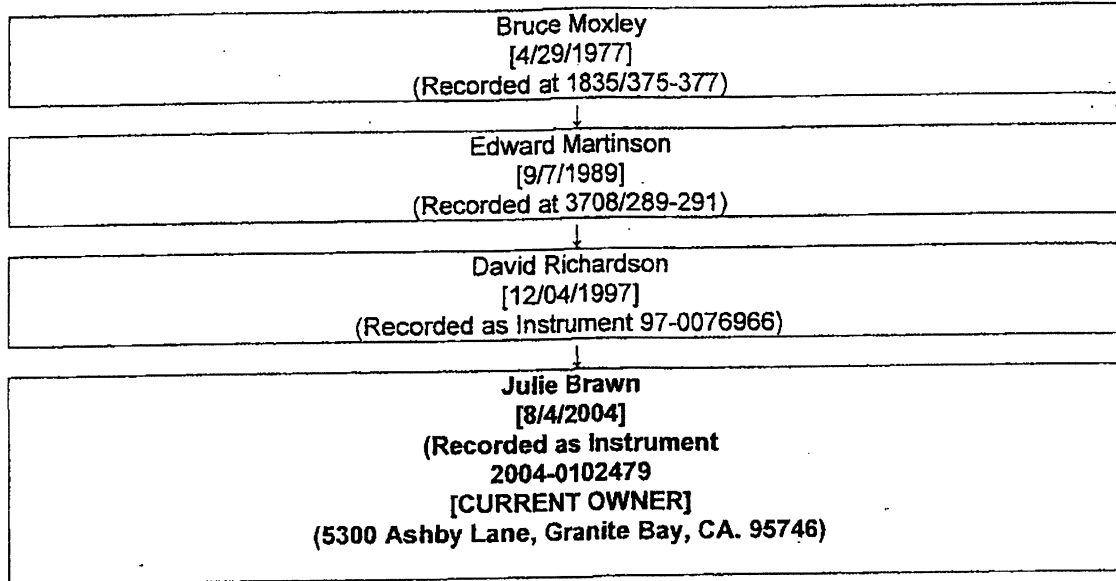
NOTE: Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

947/555

CHAIN OF TITLE TO JULIE BRAWN
(5300 Ashby Lane, Granite Bay, CA. 95746)

The west half of the East half of the southwest quarter of the northwest quarter; the southwest quarter of the southwest quarter of the northwest quarter; the south half of the north half of the southwest quarter; the west 3/8 of the north half of the north half of the southwest quarter of Section 33, Township 11 North, Range 7 East, MDB&M.	That portion of the southwest quarter of the northwest quarter and of the north half of the Southwest Quarter of Section 33, Township 11 North, Range 7 East, MDB&M.,
Verna Chapeau [7/8/1958]* (Recorded at 765/283)**	
Placer Forest [10/5/1959] (Recorded at 812/330) [Subject to Deed of Trust in favor Verna Chapeau, Recorded at 812/331]	
Grand Oaks Development Company ("Grand Oaks") [12/28/1962] (Recorded at 947/555)	Grand Oaks [1/19/1965] (Recorded at 1049/612)
	Ted and Anne Whitaker [11/25/1966] (Recorded at 1135/346)
Road Easement across Shadow Oaks Lane Granted to Grand Oaks and Ted Whitaker [2/24/1967] (Recorded at 1144/608)	
Verna Chapeau (Trustee's Deed upon foreclosure of Deed of Trust recorded at 812/331) [7/13/1970] (Recorded at 1303/170)	
Ashby/Diskan [4/21/1972] (Recorded as 1414/188-190)	Ashby/Diskan [4/28/1972] (Recorded as 1415/486)

**Ashby commences development of subdivision consisting of 10 lots
(Includes the lot of the current owner, Julie Brawn)**



*All dates in open and closed brackets [] are the date of the recordation of the instrument. Except as otherwise stated, all recorded instruments are grant deeds transferring title to the designated person or entity.

** All numbers in open and closed parenthesis () represent the book and page number utilized by the County Recorder of Placer County to identify the recorded instrument.